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Date 2/27/2015 Time 3:51:25PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$133.60
Rev Stamp# 65 DOV# 62

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 3rd day
of March A D 2015
Carol H. Braker Auditor
By P. Hillebrand Deputy



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Thomas J. Hanson, 401 E Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)

Michaela A. Monaghan, 728 E Butler Street, Manchester, IA 52057

Return Document To: (Name and complete address)

Michaela A. Monaghan, 728 E Butler Street, Manchester, IA 52057

Grantors:

Abby J. Simons a/k/a Abby Jean Twomey

Grantees:

Michaela A. Monaghan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

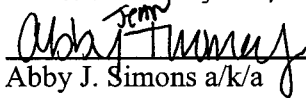


WARRANTY DEED

For the consideration of \$84,000.00 Dollar(s) and other valuable consideration,
Abby J. Simons a/k/a Abby Jean Twomey, a single person
do hereby Convey to Michaela A. Monaghan
the following described real estate in Delaware County, Iowa:
The South one-half (S½) of Lot Fourteen (14), except the West one hundred forty one (141.0) feet thereof,
of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages
484-485.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 26, 2015


Abby J. Simons a/k/a

(Grantor)

Abby Jean Twomey

(Grantor)

(Grantor)

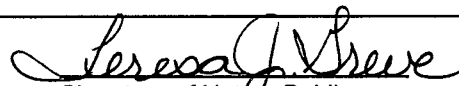
(Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me this 26 day of February, 2015, by Abby J. Simons a/k/a Abby Jean Twomey, a single person



Teresa J. Greve
COMMISSION NUMBER 142426
My Commission Expires
02-19-2017


Signature of Notary Public
Teresa Greve